

# AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2003 EDITION

**GENERAL LOCATION:** Northwest corner of Route 50 and Fair Ridge Drive

**PARCEL LOCATION:** 46-3 ((1)) 15A, 15B

**PLANNING AREA AND DISTRICT:** III, Upper Potomac

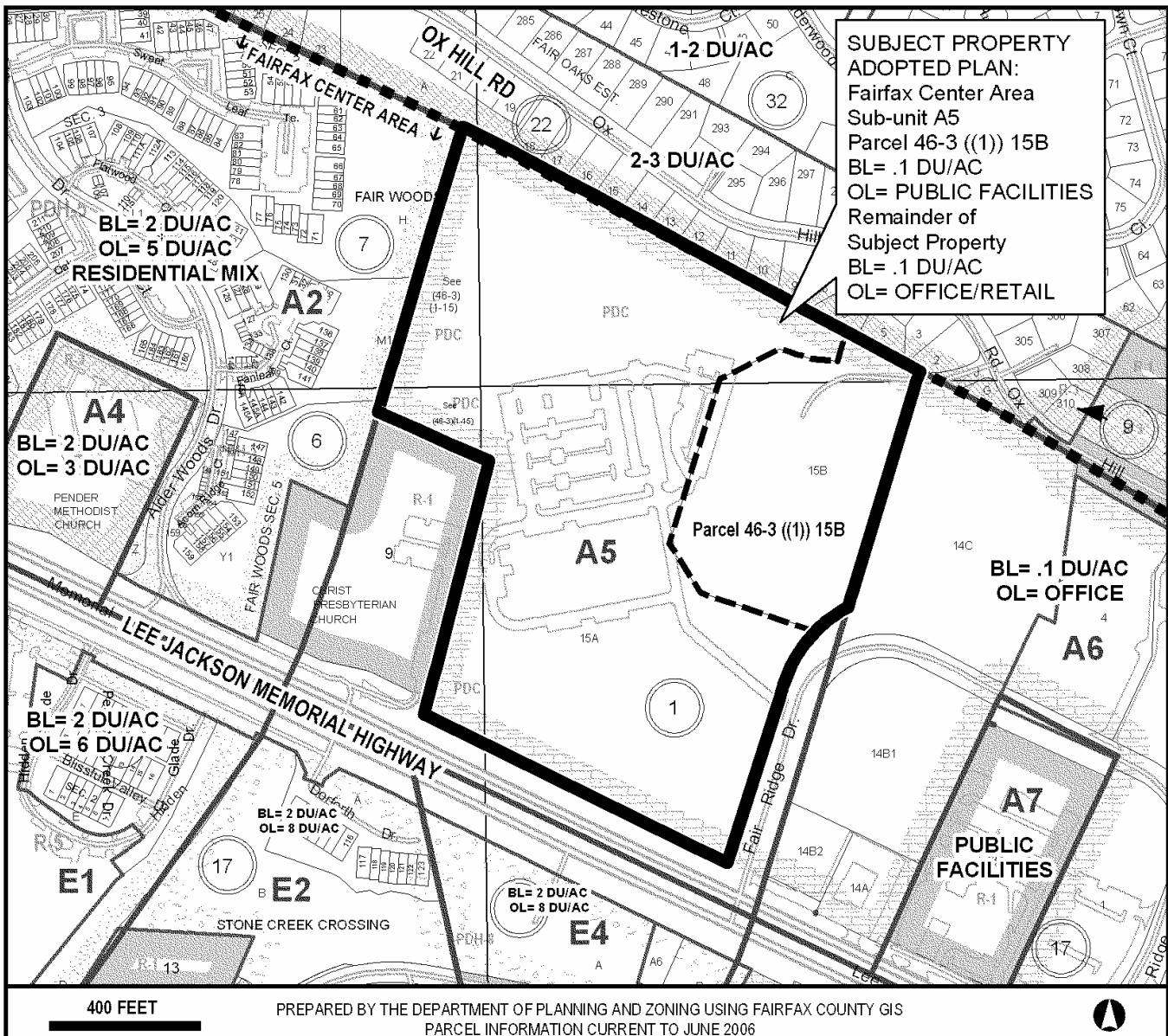
**SUB-DISTRICT DESIGNATION:**  
Fairfax Center Area, Sub-unit A5

**SUPERVISOR DISTRICT:** Sully

**ADOPTED:** June 26, 2006

**ITEM NO.** APR 04-III-1FC

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



**AMENDMENT TO THE COMPREHENSIVE PLAN (2003 EDITION)**

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text is shown with ~~striketrough~~.

**MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area, amended through 12-6-04; Land Unit A, Sub-unit A5, pages 48-50, modify Sub-Unit A5 and the Land Unit Summary Chart—Land Unit A, as shown below:

**“Sub-unit A5**

~~“This sub-unit contains the Dominion Virginia Power offices, substation, and transmission lines, as well as and a church and office use. # The sub-unit is planned for low intensity office, retail and institutional use development not to exceed a .15 .25 FAR at the overlay level, with the exception of Tax Map 46-3 ((1)) 15B, the electrical substation and transmission lines, which is planned exclusively for public facilities use except as otherwise stated below. It is important that this mix of uses be coordinated and integrated in a quality design. The existing Virginia Power office building Development should provide substantial, vegetated is substantially set back from Route 50 with open space buffers to the north and west, including the preservation of existing trees. These buffers should not be diminished, in order to protect the existing residential use adjacent to this sub-unit. Buffers should be no less than 125 feet along the northern property line and no less than 50 feet along the western side of the property (north of Tax Map 45-4((1)) 9). The area to the north of this sub-unit along the south side of Ox Hill Road is planned for residential use at 2-3 dwelling units per acre. The following conditions should also be met:~~

- Retail development is limited to the front portion of the parcel, in front of the existing office building and adjacent to Route 50, and should include a grocery store;
- New office development behind the existing office building should be compatible in scale and architectural treatment with surrounding development, and should be buffered/screened from the electrical substation;
- Limited parking and vehicular access for use by the sub-unit may be located on parcel 46-3 ((1)) 15B if substantial landscaping and/or screening of the substation is provided. Said landscaping and screening should be designed to permit vehicles to access the substation through parcel 15B and should not preclude parking related to the substation;
- Free-standing pad sites should be limited to no more than one and should include no fast food establishments to limit traffic generation;
- Principle access should be from Fair Ridge Drive with secondary

right-turn in/out access to Route 50 considered only with VDOT approval. There should be no vehicular connection to Alder Woods Drive; and,

- Development should be set back at least 40 feet and an attractive streetscape, including substantial landscaping, should be provided along Route 50.

Hotel use may be considered on the Route 50 frontage of Tax Map 46-3 ((1)) 15A as an alternative to the planned low intensity mix of uses ~~office use at .15 FAR~~, under the following conditions:

- Overall intensity should not exceed .15 FAR;
- Either the existing landscape buffer along Route 50 is preserved, or an attractive streetscape including substantial landscaping is substituted; and
- Access to the hotel is provided from Fair Ridge Drive, with no direct access from Route 50.”

**MODIFY:**

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area, amended through 12-6-04; Fairfax Center Area-wide Recommendations, page 14, as shown below:

“Existing spot commercial uses along Routes 29 and 50 are inconsistent with the land use objectives for the Fairfax Center Area and should not be expanded or enhanced. With the exception of the planned retail center and the planned office use at the northeast and northwest quadrants respectively, of West Ox Road and Route 29, and land planned for office use in Sub-unit U1, no additional land should be used for commercial purposes along Route 29 in Land Units L, M, O, R, S, T, or U. Along Route 50, no additional commercial uses should be allowed west of the Suburban Center Core Area in Land Units E and D along the south side of Route 50, and west of ~~the County Police station in~~ Land Unit A along the north side of Route 50. In addition, retail centers should only be sited in planned retail center locations.”

**MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area, amended through 12-6-04; page 50, modify the Land Unit Summary Chart for Land Unit A, Sub-unit A5, as shown below.

<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
<b>Baseline Level</b>			
A1, A2	RESIDENTIAL		2
A3, A4	RESIDENTIAL		2

A5***, A6	RESIDENTIAL	2
A7	PUBLIC FACILITIES	
<b>Intermediate Level</b>		
A1, A2	RESIDENTIAL	3.5
A3, A4	RESIDENTIAL	2.5
A5***	OFFICE	.07
A6	OFFICE	.15
A7	PUBLIC FACILITIES	
<b>Overlay Level</b>		
A1	RESIDENTIAL	5 *
A2	RESIDENTIAL/MIX	5
A3, A4	RESIDENTIAL	3
A5	OFFICE, RETAIL AND INSTITUTIONAL ** PUBLIC FACILITIES***	<del>.15</del> .25
A6	OFFICE	.25
A7	PUBLIC FACILITIES	
<p>* See Area III, Upper Potomac Planning District, UP8 Lee-Jackson Community Planning Sector, for conditions for development at the overlay level.</p> <p>** See Sub-unit A5 text for hotel option. Parcel 45-4 ((1)) 9 is planned for office up to .15 FAR at the overlay level.</p> <p>*** Tax Map 46-3 ((1)) 15B, existing electrical substation and related transmission lines, is planned for public facilities.</p> <p>Note: These sub-units are within the Water Supply Protection Overlay District.</p>		

**PLAN FIGURES:** No changes to Plan figures.

**PLAN MAP:** No changes to the Plan Map. (Note: The entire Fairfax Center area is shown as its own category on the Comprehensive Plan Map, so the Plan Map will not change. Modify the 500-scale map to show Tax Map 46-3 ((1)) 15B is planned for public facilities use, and parcel 46-3((1)) 15A is planned for office/retail at the overlay level.)